

LAND PROPERTY // FOR SALE

3.24 ACRE DEVELOPMENT SITE AT BUSY CORNER IN NORTHVILLE

6 MILE RD

NORTHVILLE CHARTER TOWNSHIP, MI 48168



- 3.24-acre development site
- Zoned R-2 - Second Density Residential District
- Corner location with 400' of frontage on 6 Mile Rd.
- Close to major shopping centers & neighborhood amenities
- Average HH income within 1 mile: \$289,598
- Close to I-275 and minutes from downtown Northville



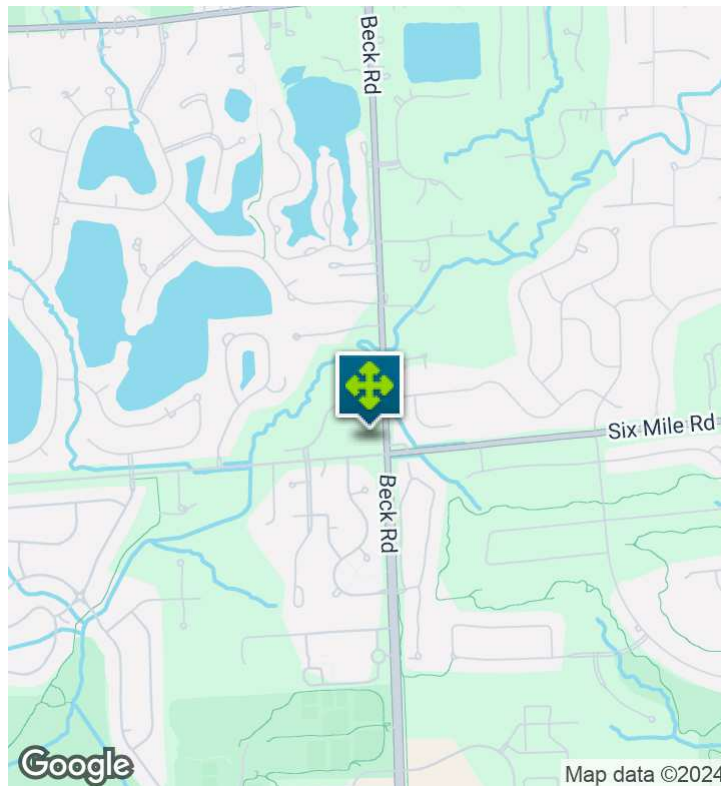
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EXECUTIVE SUMMARY



Sale Price	\$850,000
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OFFERING SUMMARY

Lot Size:	3.24 Acres
Price / Acre:	\$262,346
Zoning:	R-2
Market:	Detroit
Submarket:	Northville
Traffic Count:	7,000

PROPERTY OVERVIEW

Prime 3.24-acre development site in Northville, zoned R-2. This Zoning District is designed to provide for a one and two-family residential environment with supporting ancillary uses. This corner property boasts 400' of frontage on 6 Mile Rd., offering an ideal location for development. Situated near major shopping centers and neighborhood amenities, this site presents a lucrative opportunity for investors seeking to capitalize on the area's average household income of \$289,598 within a one-mile radius. With convenient access to I-275, this property is strategically positioned, making it a compelling investment prospect for those looking to expand their multifamily portfolio in a thriving community with excellent demographics.

LOCATION OVERVIEW

This parcel is located on the northwest corner of Six Mile Rd and Beck Rd. This is a great location minutes away from Northville High School, Downtown Northville, several golf courses, parks, shopping centers, and neighborhood amenities. Conveniently located just 4 miles west of I-275 and 18 miles from downtown Ann Arbor.



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PROPERTY DETAILS

Sale Price	\$850,000
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LOCATION INFORMATION

Street Address	6 Mile Rd
City, State, Zip	Northville Charter Township, MI 48168
County	Wayne
Market	Detroit
Sub-market	Northville
Cross-Streets	Six Mile Rd and Beck Rd
Side of the Street	North
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-275, M-14
Nearest Airport	Detroit Metropolitan Airport (23 miles)

BUILDING INFORMATION

Number of Lots	2
Best Use	Residential Development

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Multifamily
Zoning	R-2
Lot Size	3.24 Acres
APN #	77-032-99-0017-004 & 77-032-99-0017-005
Lot Frontage	400 ft
Lot Depth	361 ft
Corner Property	Yes
Traffic Count	7000
Traffic Count Street	6 Mile Rd
Traffic Count Frontage	400
Waterfront	No
Topography	Level

PARKING & TRANSPORTATION

Street Parking	No
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UTILITIES & AMENITIES

Water	Yes
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ADDITIONAL PHOTOS

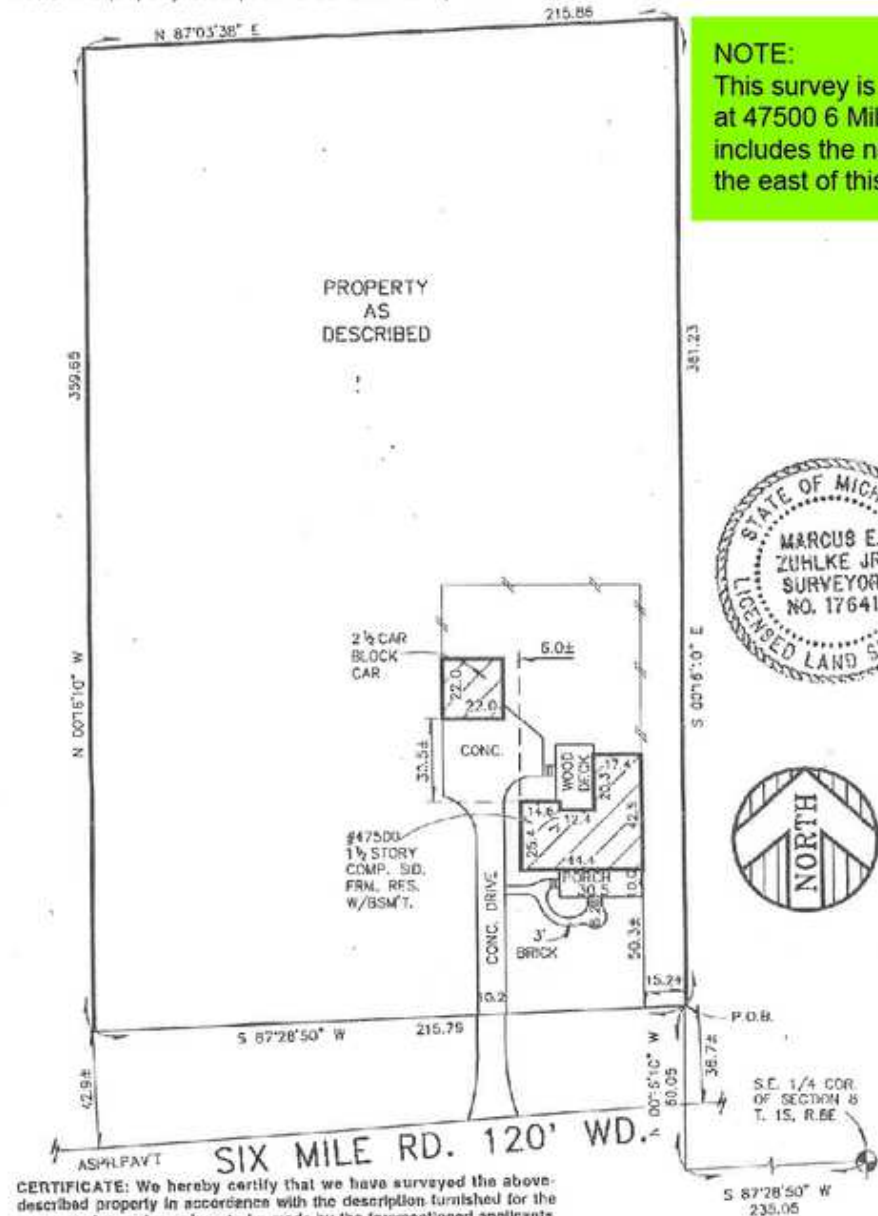
3.24
ACRES

MORTGAGE SURVEY

Range 8 East, described as: Beginning South 87 degrees 28 minutes 50 seconds West 235.05 feet; thence North 0 degrees 16 minutes 10 seconds West 60.05 feet from the Southeast 1/4 corner of Section 8; thence South 87 degrees 28 minutes 50 seconds West 215.79 feet; thence North 0 degrees 16 minutes 10 seconds West 359.65 feet; thence North 87 degrees 03 minutes 38 seconds East 215.86 feet; thence South 0 degrees 16 minutes 10 seconds East 361.23 feet to the point of beginning. Note: The property description is as furnished by client.

NOTE:

This survey is for the parcel located at 47500 6 Mile Rd. The sale also includes the neighboring parcel to the east of this property.



CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

Marcus E. Zuhlke Jr.

KEM-TEC
LAND SURVEYORS

KEM-TEC WEST
LAND SURVEYORS



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RETAILER MAP

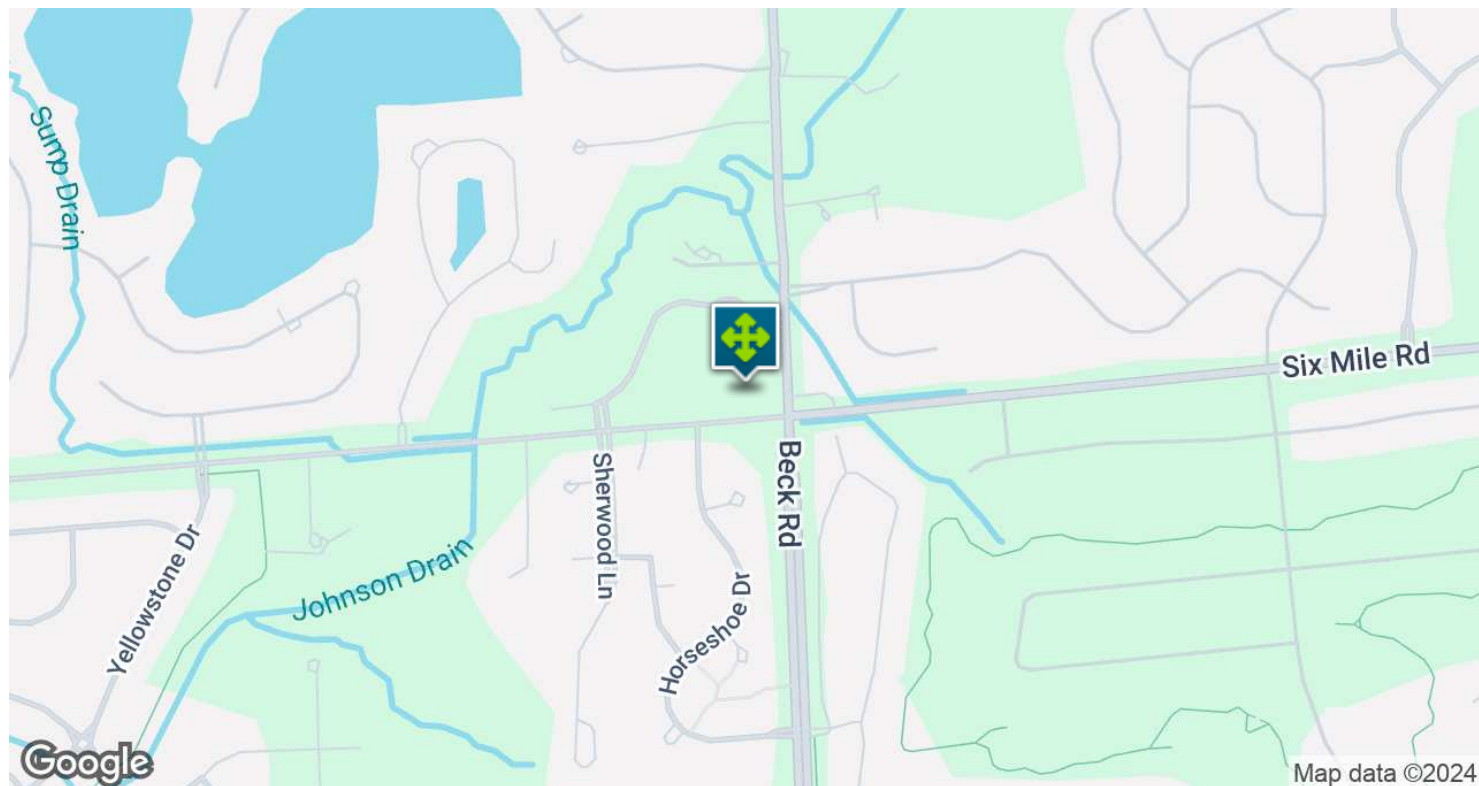
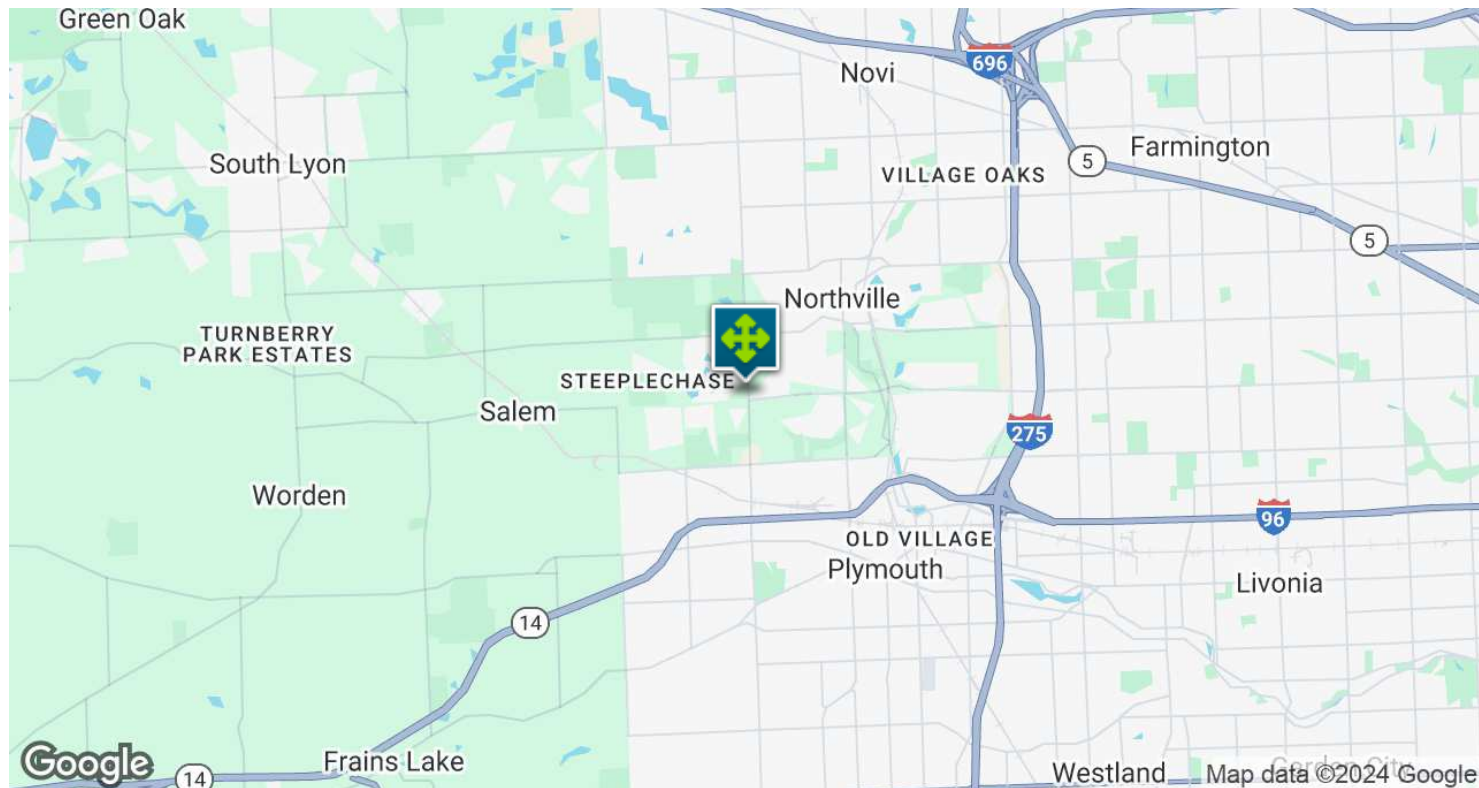
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LOCATION MAP



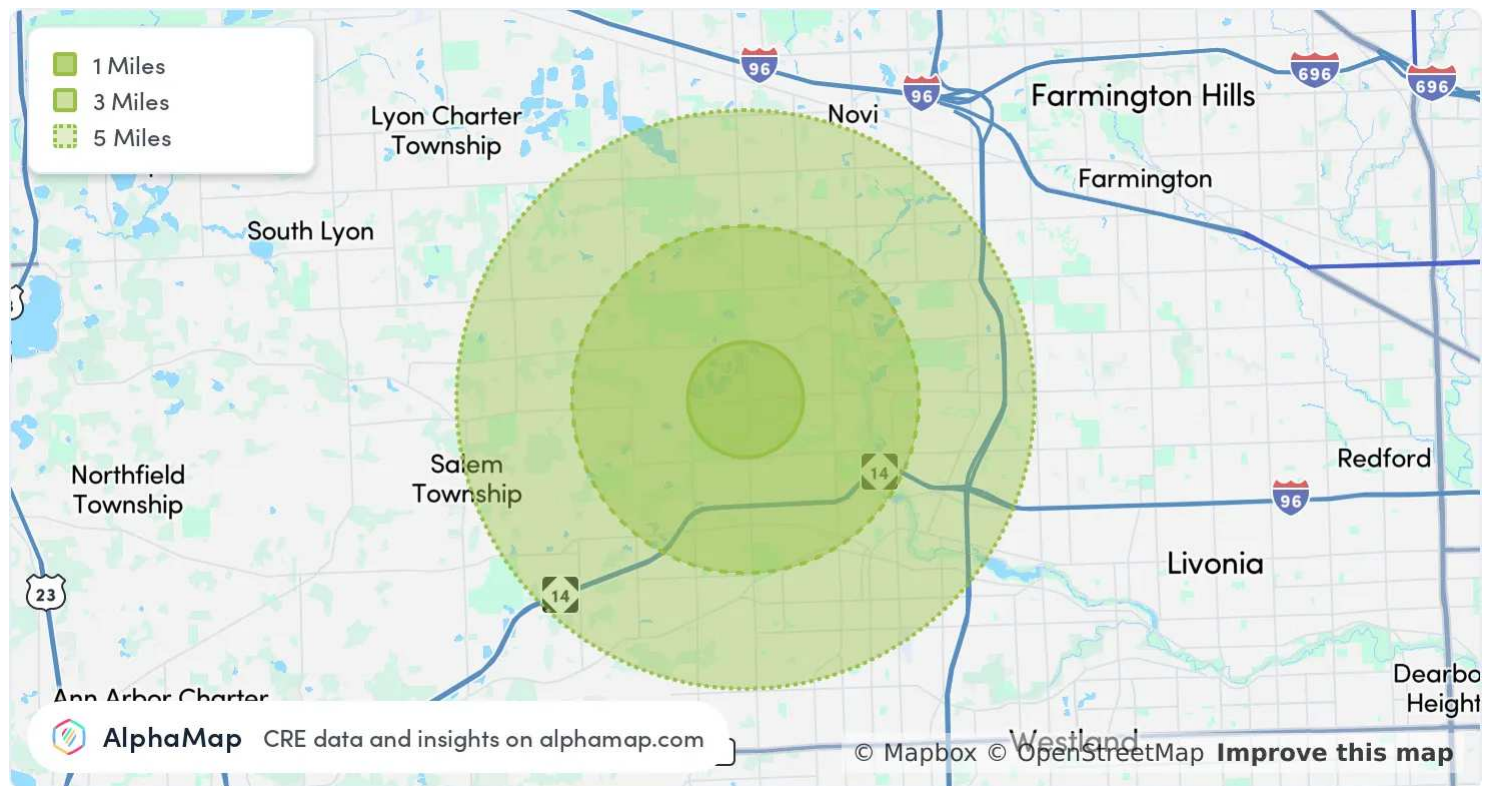
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AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,824	40,093	118,776
Average Age	43	43	43
Average Age (Male)	42	42	42
Average Age (Female)	43	44	44

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,960	15,351	46,545
Persons per HH	3	2.6	2.6
Average HH Income	\$289,598	\$212,102	\$184,387
Average House Value	\$808,857	\$632,290	\$535,049
Per Capita Income	\$96,532	\$81,577	\$70,918

Map and demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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